

Benton County Planning Board

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**Planning &
Environmental Services
Planning Division**

905 NW 8th Street
Bentonville, AR 72712
Phone: (479) 271-1003
Fax: (479) 464-6170
Email: amber.beale@bentoncountyar.gov

**COMMERCIAL/INDUSTRIAL LARGE SCALE DEVELOPMENT:
PLANNER'S TECHNICAL REPORT**

14222 Joann Lane, Centerton, AR, 72718

EXECUTIVE SUMMARY

The applicant, New Beginnings Children's home is a nonprofit who intends to provide foster families and foster children with housing. On July 12, 2103, the site plan showing a 6-phased development was approved by the Benton County Planning Board with the following stipulations:

1. Any changes to the approved site plan shall be submitted to the Planning Board as a modification of the approved LSD application.
2. In regard to the submitted water extension plan:
 - a. Only the office, library and home one (1) may be built as part of Phase one. No other structure may be plumbed or attached during phase 1.
 - b. Before Phase 2 can be started, the main lines must be upgraded from a 4" on Highway 102 to a 6" or 8" main line (to be determined at that time) and the line servicing the project along JoAnn Lane upgraded as well to a minimum of 6".
 - c. Approval of the upgraded lines must be provided to the Planning Department from the Centerton Water and Sewer Commission."

Recently, on October 28, 2013, Benton County Fire Marshal conducted extensive research along with the Centerton Fire Chief and discussed alternative options in consultation with the applicant. The applicant is in agreement with the alternative solutions. Based on the Fire Marshal's research the stipulations regarding upgrades to the waterline are no longer required, instead additional stipulations have been added.

This application is submitted to obtain Planning Board's approval to revise the decision letter issued in 2012 with additional stipulations. No change to the site plan is proposed.

On November 13, 2103, applicant attended the Development Review Committee meeting.

PROJECT INFORMATION

Owner: New Beginning Children's Home
Applicant: Ken Ferguson
Municipal Planning Area: Centerton, AR
Adders of subject property: 14222 Joann Lane, Centerton, AR, 72718
Parcel ID: 18-11185-001
Parcel Size: 10.5 acres
Current Land Use: Office, Residential Group Home
Proposed Land Use: None

Attachment- Appendix A

Noticing Requirements

Applicant is required to notify abutting property owners and provide the proof of notification to planning staff.

Description of proposed amendment

The only change relates to the on-site firefighting alternative. No changes are proposed to the approved site layout. In discussions with the Benton County Fire Marshal and the City of Centerton Fire Chief, the applicant has agreed to provide a number of improvements on-site to meet the higher standards for firefighting on-site. Please see Appendix A. These changes necessitated a revision to the Decision letter; therefore, the above noted changes require review by the Planning Board. The proposed changes will have no impact to the surrounding properties.

Reviewed by: Rinkey Singh, AICP

APPENDIX A



BENTON COUNTY FIRE SERVICES

Marc Trollinger, Fire Marshal
215 E. Central Ave, Bentonville, AR 72712
Phone: 479-271-1004 Fax: 479-271-1084
Operations: 479-271-1005
bentoncountyar.gov

October 28, 2013

Ken Ferguson
New Beginnings Childrens Homes Inc
PO Box 476
Cave Springs AR, 72718-0476

Mr. Ferguson,

After my site visit of your property October 23rd I met with Centerton Fire Chief Delton Bush and we have conducted extensive research of the Arkansas Fire Prevention Code. I have gathered the following information in determining the decision on the future development of your property.

The Centerton Fire Department along with its automatic aid partnering fire departments will respond when notified of a fire in this area. The typical rural response is three Fire Engines carrying 3000 gallons of water and a pumping capacity of 3750 gallons per minute and 12,000 gallons of water carried by Fire Water Tenders. Through discussions with Chief Bush we feel this response will be acceptable but not ideal in the event of a fire.

The National Fire Protection Association (NFPA) states that early fire alarm notification to fire departments drastically reduces the danger to life and amount of damage to property in the event of a fire.

The National Fire Protection Association (NFPA) also states if you have a reported fire in your home and your home is outfitted with sprinklers, the risk to life is reduced by 80 percent. Sprinklers reduce the average property loss by 71% per fire. Home sprinkler systems respond quickly to reduce the heat, flames, and smoke from a fire, giving families valuable time to get to safety. In some cases the fire may be extinguished prior to the arrival of the fire department. Modern residential sprinklers operate on the same size water line as a typical household toilet.

The use of non combustibile building materials in your building exteriors will eliminate the chance of having a spreading grass fire cause a building fire and by requiring the minimum spacing of 50 feet between each structure your chances of having a fire by radiant heat from another structure is all but eliminated.

Arkansas Fire Prevention Code Appendix B Section B103.1 states "The Fire Chief is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural area or small communities where the development of full fire-flow requirements is impractical."



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FIRE SERVICES**

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I have determined the following stipulations for your future building request:

1. Maintain membership with the Centerton Fire Department by paying dues to them for fire protection services for all structures.
2. Maintain your monitored fire alarm system in all buildings and have them inspected yearly by your service company.
3. Maintain a minimum of two 10lb ABC fire extinguishers in each building and have them inspected yearly by your service company.
4. Building exteriors must be built with non combustible materials.
5. 50 ft set back spacing between each building will be required.
6. Install Residential Fire Sprinklers in the remaining residential buildings and explore the possibility of retro fitting the existing residence.
7. If future Waterline improvements occur on Jo Ann Lane and if the waterline is 6" or larger a fire hydrant will be required on site.

Regards,

Marc Trollinger – Fire Marshal